

South Pointe Subdivision 2

Letter of Intent

HGM #110315

August, 2015

The proposed 6 lot subdivision will be bisected by an 1875-foot extension of South 19th Street from an existing header 190-feet south of 44th Avenue to the existing Gifford Road. Additionally, there will be a 1210-foot reconstruction of Gifford Road from the existing proposed header approximately 1500-feet south of the intersection of South 24th Street and Veteran's Memorial Highway. All pavements will be centered in a proposed or existing right-of-way. Proposed right-of-way will subsequently be dedicated to the City of Council Bluffs. The S. 19th Street extension (Phase I) will have pavement 28-feet wide (curb-to-curb) and constructed as shown on the typical section (sheet B.01 of the Preliminary Plat). The Gifford Road reconstruction (Phase II) will have pavement 31-feet wide (curb-to-curb) and constructed as shown on the typical section (sheet B.01 of the Preliminary Plat).

The proposed subdivision is currently zoned A-2, however a rezoning application will be submitted to change the zoning to I-2 (general industrial). Water quality features will be designed during development of the lots and will become part of this subdivision's post construction storm water management plan.

Phase I of II of the development will be served by a proposed 10-inch sanitary sewer pipe line and service connections which will connect to the existing 10-inch sanitary sewers below South 19th Street and Gifford Road. A system of storm sewer pipes and intakes will also be constructed to convey storm water runoff. South 19th Street proposed storm sewer will be constructed in conjunction with the roadway and include a series of inlets. The network will be connected to the proposed storm sewer outfall. Mainline storm sewer along the Gifford Road reconstruction is currently being proposed as part of another project. However, proposed storm sewer will include construction of inlets tied into this proposed system in conjunction with the roadway.

This development will also be served by an extension of water main from the locations shown on sheets D.01-D.03 but will be subject to Council Bluffs Water Works approval. Water main currently exists along South 19th Street, Gifford Road, and an existing water main easement which bisects the proposed subdivision. Phase II sanitary sewer is proposed to be an 18-inch sanitary sewer pipe constructed in Gifford Road.

Finally, installation of street lights, electric and gas services, and communication utilities are also planned for the subdivision.

This letter was authored by Zachary M. Wheat, P.E., *HGM Associates Inc.*
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